

SO ORDERED.



TIFFANY & BOSCO
P.A.

Dated: May 27, 2010

2525 EAST CAMELBACK ROAD

SUITE 300

PHOENIX, ARIZONA 85016

TELEPHONE: (602) 255-6000

FACSIMILE: (602) 255-0192



CHARLES G. CASE, II
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
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State Bar No. 014228
Attorneys for Movant

10-10282

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA

IN RE:

No. 2:10-bk-10499-CGC

Jason DeBus and Heather DeBus
Debtors.

Chapter 7

ORDER

HSBC Bank USA, National Association as Trustee
for Wells Fargo Asset Securities Corporation,
Mortgage Pass-Through Certificates Series 2006-12

(Related to Docket #12)

Movant,
vs.

Jason DeBus and Heather DeBus, Debtors, Lothar
Goernitz, Trustee.

Respondents.

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated June 30, 2006 and recorded in the office of the
3 Maricopa County Recorder wherein HSBC Bank USA, National Association as Trustee for Wells Fargo
4 Asset Securities Corporation,

5 Mortgage Pass-Through Certificates Series 2006-12

6 is the current beneficiary and Jason DeBus and Heather DeBus have an interest in, further described as:

7 Lot 500, Dynamite Mountain Ranch Section A, according to Book 549 of Maps, Page 50, records
8 of Maricopa County, Arizona.

9 IT IS FURTHER ORDERED that Movant may contact the Debtor(s) by telephone or written
10 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
11 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
12 with Debtors. However, Movant may not enforce, or threaten to enforce, any personal liability against
13 Debtors if Debtors' personal liability is discharged in this bankruptcy case.

14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.